

[REDACTED]

Subject: Offer to Acquire Real Estate in Boca Chica Village

Dear [REDACTED]

SpaceX is interested in acquiring certain residential properties, including yours, located in and around the Kopernik Shores area within the designated South Texas Spaceport at Boca Chica Beach.

SpaceX sincerely appreciates the tremendous support that it has received from the Boca Chica Village residents and the local community since the groundbreaking of its South Texas launch facility almost five years ago. Since then, SpaceX has sought to conduct its operations in a manner that minimizes disruption to the nearby residents of the Village to the extent practically possible.

When SpaceX first identified Cameron County as a potential spaceport location, we did not anticipate that local residents would experience significant disruption from our presence. However, it has become clear that expansion of spaceflight activities as well as compliance with Federal Aviation Administration and other public safety regulations will make it increasingly more challenging to minimize disruption to residents of the Village. Given the increased disruption to Boca Chica residents and our commitment to complying with public health and safety guidelines, SpaceX would like to acquire the properties located in Boca Chica Village.

We are committed to a fair and equitable process for acquiring this real estate within the designated South Texas Spaceport. To this end, SpaceX has commissioned an independently prepared appraisal of the fair market value of the properties in the Village based on the property/building size and condition, and comparable sales in the area.

SpaceX is offering you three times the independently appraised fair market value of your property. The offer is good through two weeks from the date of this letter.

The amount of this offer is not negotiable. SpaceX believes that it is very important to offer the same deal to all residents using a consistent approach for determining the amount offered for each property. This is the fairest approach.

While price is not negotiable, SpaceX appreciates that the proposed timeline may be challenging for some and is committed to retaining maximum flexibility and doing everything possible to

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help you manage your unique personal circumstances. For example, if you occupy the premises, lease the premises, or otherwise have possessions in the premises, and you or your lessees need time to move, SpaceX is willing to provide you rent-free access for an agreeable period to allow you time to make any necessary arrangements.

Attached you will find the following:

- 1) An independent appraisal of the fair market value of your property with all supporting documentation
- 2) A contract which, if signed and returned within two weeks, will generate a check to you in less than 30 days

If we receive a signed contract from you, we will process the necessary paperwork, pay typical buyer and seller real estate closing costs, and issue you a check upon closing.

SpaceX recognizes that your close proximity to its operations has offered a unique opportunity to experience at close-hand the development of what will be the world's most advanced rocket. In appreciation of your support, we will offer all residents of the Village who accept the purchase offer the opportunity to continue their connection with the development of Starship by extending an invitation to attend future private VIP launch viewing events that are unavailable to the public.

The real estate company JLL is managing this process. We understand that you may have many questions and we are here to do everything we can to help. Please reach out to Simmi or Elizabeth at JLL at any time using the contact details below.

[REDACTED]  
[REDACTED]@am.jll.com

[REDACTED]  
[REDACTED]@am.jll.com

Thank you and we look forward to working with you throughout this process.

1 Rocket Road Hawthorne, CA 90250  
[REDACTED]